

Renaissance

by Britannia



63 Blaithroyd Lane, Southowram,
Halifax HX3 9PS

An exclusive pre owned
3 bedroom townhouse from

BRITANNIA

The home of innovation and style

PRICE WAS ~~£134,500~~

NOW REDUCED TO £116,995
FOR A QUICK SALE



3 BEDROOM TOWNHOUSE



LOUNGE



KITCHEN/DINER



KITCHEN/DINER

Priced to effect a prompt sale is this 3 bedroomed modern mid town house property. Being an ideal purchase for the young and growing family, the property has gardens to the rear together with a driveway providing off road parking and spacious garaging.

The well proportioned accommodation comprises in brief: Dining kitchen, lounge, 3 first floor bedrooms and house bathroom and features a gas fired central heating system and PVCu double glazing. Being conveniently located in the popular residential location of Southowram, approximately 1.5 miles from Halifax town centre where a wide variety of amenities can be found. Viewing is strongly encouraged to appreciate the accommodation on offer.

LOCATION:

Leave Halifax via A629 and on reaching Bull Green roundabout take the first exit. Turn left onto Wards End and continue forward onto Horton Street. At the crossroads turn left onto Square Road. Take a right hand turn onto Alfred Street East and bear left onto Church Street. Turn right into Berry Lane and left into Bailey Hall Road and Bailey Hall Bank. Turn right onto Southowram Bank on the corner and just before the top of the hill Blaitheyd Lane can be found as a turning to the right. The property can be located towards the end of Blaitheyd Lane on the left hand side.

BOUNDARIES AND OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

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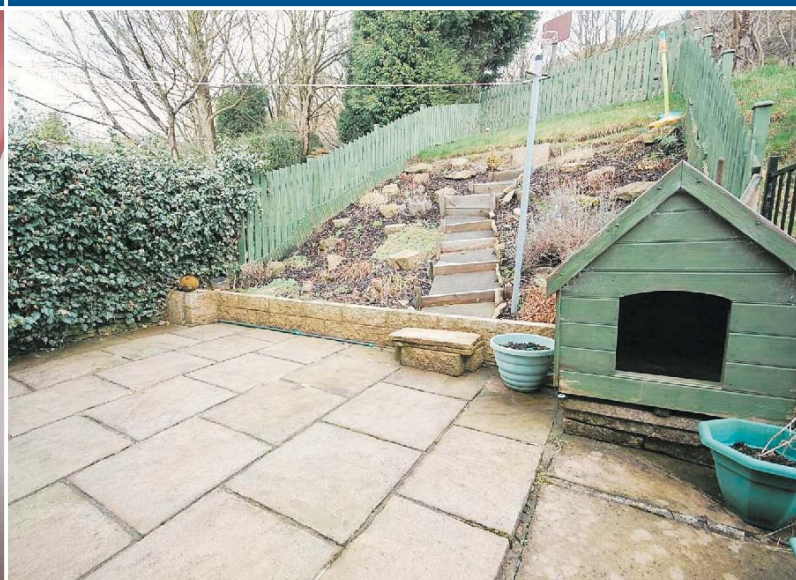
BEDROOM 1



HOUSE BATHROOM



BEDROOM 2



REAR GARDEN

INTERIOR:

GROUND FLOOR

Enter the property from the rear via a PVCu double glazed exterior door with decorative glazed panels into:-

DINING KITCHEN: 4.60m x 3.25m (15'1" x 10'8")

Being fitted with a range of matching wooden fronted wall and base units with complementary working surfaces over and tiled splashbacks. Inset within the working surfaces is a 1.5 bowl sink unit with side drainer and mixer tap. There is a gas cooker point, central heating radiator and PVCu double glazed window to the rear elevation. Staircase rises from the lower ground floor.

LOUNGE: 4.60m x 4.24m (15'1" x 13'11")

This well proportioned and presented reception room has a gas fire set to a contemporary decorative surround and hearth, a central heating radiator, PVCu double glazed window to the front elevation, dado rail decor and ceiling coving. A staircase rises to the first floor level.

FIRST FLOOR

LANDING

BEDROOM 1: 4.22m x 2.67m max (13'10" x 8'9")

The master bedroom is situated to the front of the property

and has a central heating radiator and PVCu double glazed window to the front elevation.

BEDROOM 2: 3.28m x 2.67m max (10'9" x 8'9" max)

This good sized second bedrooms has a central heating radiator and PVCu double glazed window to the rear elevation.

BEDROOM 3: 1.80m x 3.33m max (5'11" x 10'11" max)

Having a bulk head storage cupboard, central heating radiator and a PVCu double glazed window to the front elevation.

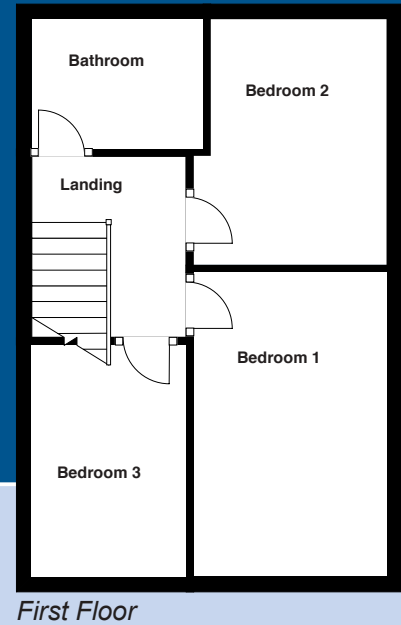
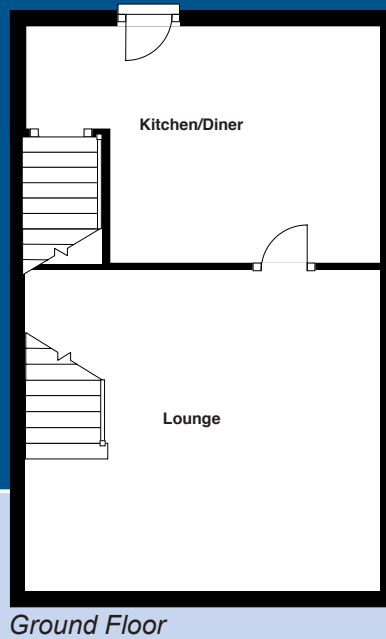
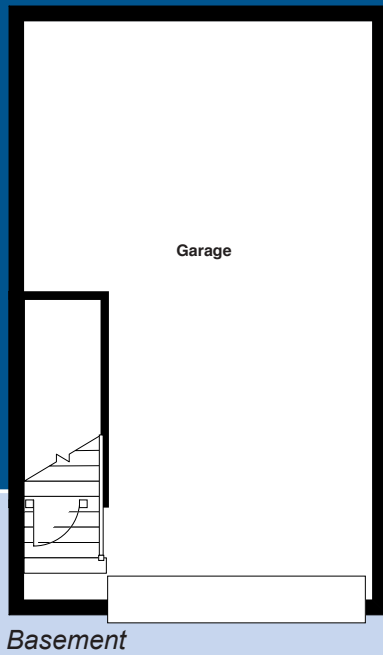
HOUSE BATHROOM:

Being furnished with a 3 piece suite in white comprising low flush wc, pedestal wash hand basin and panelled bath with wall mounted shower over. There is a chrome centrally heated towel rail, part tiling to the walls and a PVCu double glazed window to the rear elevation.

EXTERIOR:

To the front of the property there is a driveway leading down the side of the property giving access to a single car garage. The garage is plumbed for an automatic washing machine and tumble dryer. To the rear there is a tiered garden with a rockery, flagged seating area and lawned area.

PRICE £116,995



ENERGY EFFICIENCY AND ENVIRONMENTAL IMPACT:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		73	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C		69	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF APPLIANCES OR SERVICES. NONE OF THE INSITU APPLIANCES OR MAINS SERVICES HAVE BEEN TESTED IN ANY WAY WHATSOEVER.

FLOOR PLANS, WHERE INCLUDED, ARE NOT TO SCALE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY. MEASUREMENTS ARE APPROXIMATE FOR GUIDANCE ONLY AND SHOULD NOT BE USED FOR ORDERING CARPETS/CURTAINS ETC.

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